



A 360.00± ACRE OFFERING · JOHNSON CREEK / SWAN LAKE

JOHNSON CREEK AT SWAN LAKE

360.00± ACRES · LAKE COUNTY, MONTANA

\$5,382,000 \$14,950 / ACRE

Mike Elliott CEO | Managing Broker · 406.599.0466 · mike.elliott@erescompanies.com

SECTION 01

EXECUTIVE SUMMARY

Ownership is offering a 360.00 +/- acre Lake County parcel in the Johnson Creek / Swan Lake area, on the Montana Highway 83 corridor. The parcel is classified by the Montana Department of Revenue as forest land (Class Code 1901) and assessed on timber-growing productivity within Forest Valuation, Timber Zone 1.

The asking price is \$5,382,000, or \$14,950 per acre. Lake County Planning has confirmed in writing that the parcel is not located within a zoning district of Lake County. Swan Lake, a fishing and resort lake roughly eight miles long, lies nearby, with a Forest Service day-use area, boat launch and beach near the town.

Flathead Electric Cooperative is upgrading the area's grid in 2026, doubling the Bigfork Substation's capacity and reconductoring lines in the Swan area. Buyer to independently verify all parcel-specific details.

KEY FACTS

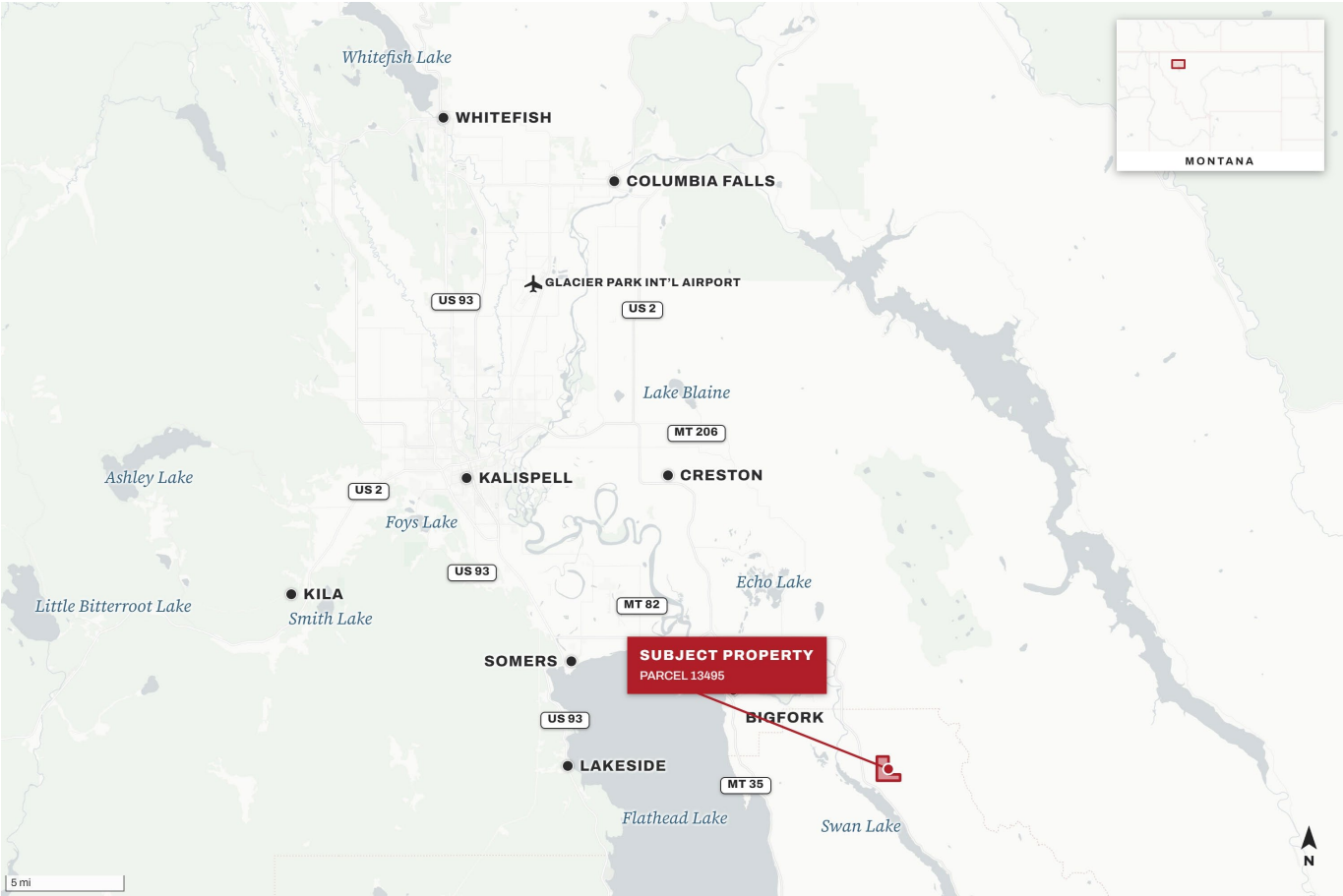
Asking Price	\$5,382,000
Price Per Acre	\$14,950
Total Acreage	360.00± acres
County	Lake County, MT
Zoning	Not in a district*
Parcel / APN	13495
Legal	S18, T26 N, R18 W
Access	Buyer to verify
Utilities / Power	On ownership or ≤ 5 mi*

WHY THIS PROPERTY?

- Rare large contiguous ownership: 360.00± acres
- DOR forest land (Class 1901); Timber Zone 1 valuation
- Assessor-rated productivity to 357 board feet/acre/year*
- Near Swan Lake: boating, fishing & a FS day-use area
- Bigfork amenities and Flathead Lake within reach
- Lake County Planning confirmed: not in a zoning district*
- Flathead Electric 2026 Bigfork Substation grid upgrade
- Limited comparable offerings; strong NW Montana land market

SECTION 02

LOCATION & ACCESS



The Swan Valley, anchored by Bigfork and the town of Swan Lake, between the Swan Range and Flathead Lake, with Glacier National Park to the north.

DRIVE TIMES

Bigfork	Kalispell	FCA Airport	Flathead Lake	Glacier N.P.
15–20 min	35–45 min	45–50 min	15–20 min	1–1.25 hr

AIR SERVICE

Glacier Park International Airport (FCA), the region's primary commercial airport, is roughly an hour north near Kalispell. Buyer to verify current service and schedules.

SECTION 03

THE LAND



Aerial: subject parcel outlined in red.

TERRAIN	Forested land in the Johnson Creek / Swan Lake area; buyer to verify terrain and forest conditions across the tract.
SETTING	Montana Highway 83 corridor near Swan Lake, with the Swan and Mission ranges in the surrounding area.
TIMBER	Classified by the Montana Department of Revenue as forest land (Class Code 1901); assessed on timber-growing productivity within Forest Valuation, Timber Zone 1. Assessor site ratings run to 357 board feet per acre per year, among the strongest ground in this offering set.
WATER	Johnson Creek drainage; buyer to verify on-parcel water features, water rights and seasonal flows.
ACCESS	Buyer to verify legal and physical access, road agreements, and easements of record.
UTILITIES	Flathead Electric Cooperative is upgrading the Swan-area grid in 2026 (Bigfork Substation). Buyer to verify service to the parcel.

SECTION 04

UTILITIES, WELL & SEPTIC

Power: Available in the surrounding area; verify the nearest service point, capacity, easements, and line-extension costs with Flathead Electric Cooperative.

Wells: Site-specific; consult Montana Ground Water Information Center well logs and local drillers for depths typical of the Swan Lake area.

Septic: Site-specific; subject to Lake County review of soils, slope, groundwater, setbacks and permitting requirements.

Buyer to verify all utility, well, septic, access, and development considerations during due diligence.

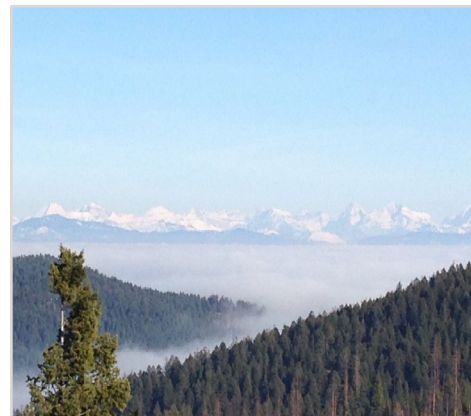
Source: Montana Ground Water Information Center / MBMG. Regional reference only; not parcel-specific.



Representative imagery of the property and surrounding area; may not depict the subject parcel.

SECTION 05

THE AREA & LIFESTYLE



RECREATION & LIFESTYLE

- Upland birds (W of Continental Divide): grouse, partridge & pheasant, over-the-counter, no draw
- BMU 140: general-season black bear; over-the-counter, no quota or draw
- Webless migratory birds (Pacific Flyway): dove & snipe, over-the-counter, no draw
- Boating, waterskiing & fishing on Swan Lake; FS day-use area, launch & beach
- Jewel Basin Hiking Area, Holland Falls Trail & the Bob Marshall Wilderness nearby
- Swan River National Wildlife Refuge & Flathead Lake State Parks nearby
- Bigfork dining, galleries & amenities; Glacier National Park within reach

THE SETTING

Few places in the American West pair land with lifestyle the way the Swan Valley does. The parcel sits minutes from Swan Lake, a roughly eight-mile-long fishing and resort lake with a Forest Service day-use area, boat launch and beach near the town, while Bigfork anchors the area with dining, galleries and Flathead Lake access.

It is a region where a buyer can hold Montana land without giving up access to water, wilderness and a thriving four-season community.

NORTHWEST MONTANA BY THE NUMBERS

~8 MI

Swan Lake's approximate length; a popular fishing & boating lake

2×

Bigfork Substation capacity increase in Flathead Electric's 2026 upgrade

US 83

Montana Highway 83 corridor along the Swan Valley

LAKE

Lake County, Montana; buyer to verify all parcel details

Sources: ownership priority-parcel schedule (6/29/2026); Lake County Planning Department (9 July 2026); USFS; Flathead Electric Cooperative. Figures approximate. Photography is representative of the region and does not depict the subject property.

SECTION 06

OFFERING & DUE DILIGENCE

PRICING & TERMS

Offering Price

\$5,382,000

Price Per Acre

\$14,950

Total Acreage

360.00± acres

Zoning

Not in a district*

Parcel / APN

13495

Conservation Easements

None of record*

Legal Description

S18, T26 N, R18 W

DUE DILIGENCE

This material is for informational purposes only and does not constitute an offer, representation, or warranty. All acreages are approximate (±) and offered subject to verification.

Buyer to independently verify, without limitation:

- Access, road agreements & easements
- Utilities, power & septic feasibility
- Zoning, land use & buildability
- Timber inventory, volumes & stocking
- Water rights & on-parcel water features
- Mineral rights, taxes & assessments

SCHEDULE A PROPERTY TOUR

Contact Mike Elliott at 406.599.0466 to arrange a private property tour or request additional due diligence materials for this offering.

MIKE ELLIOTT

CEO | Managing Broker

406.599.0466

mike.elliott@erescompanies.com · erescompanies.com

7 West Main St., Suite 202, Bozeman, MT

ERES

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